
56. RM56 Zone (Residential Multiple Fifty Six) (Bylaw No. 1918)**Intent**

- (1) The intent of this zone is to provide for medium-density comprehensive residential development adjacent to major recreation and commercial facilities.

Permitted Uses

- (2) The following uses are permitted, and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) duplex dwelling;
 - (c) tourist accommodation in duplex dwellings and townhouses; and
 - (d) townhouse.

Density

- (3) The maximum permitted gross floor area in the RM56 zone is 6250 square metres.
- (4) The maximum permitted gross floor area for each strata lot in the RM56 zone is set out in the table below, and for the purpose of measuring the gross floor area of a strata lot:
- (a) the area of a floor of a portion of a building comprising a strata lot that shares a wall with another strata lot shall be measured to a point that is midway between the outer surfaces of the wall; and
 - (b) a strata lot shall be deemed to include any area of limited common property designated on the strata plan for the exclusive use of the owner of the strata lot under the Strata Property Act, and any area of common property otherwise designated for such exclusive use whether by lease, easement or otherwise.

Strata Lots (designated on Strata Plan VR2083)	Maximum Gross Floor Area (m2) per unit
1, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15, 16, 18, 29, 30	202
2, 9, 14, 17	252
19, 20, 21, 22, 23, 24, 25, 26, 27, 28	190

Height

- (5) The maximum permitted height of a townhouse is 14 metres.
- (6) The maximum permitted height of a duplex dwelling is 10.6 metres.
- (7) The maximum permitted height of auxiliary building or structure is 5 metres.

Site Coverage

- (8) The maximum permitted site coverage is 50%.

Setbacks

- (9) The minimum setback from a public highway is 7.0 metres.
- (10) The minimum permitted setback from all other parcel boundaries is 3 metres.

Off-Street Parking and Loading

- (11) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw.

Other Regulations

- (12) The maximum number of dwelling units in the RM56 zone shall be 30.